



PENCISELY ROAD

LLANDAFF









## PENCISELY ROAD

LLANDAFF, CF5 1DJ - £2,400 PCM



5 bedroom(s)



2 bathroom(s)



2348.00 sq ft

Jeffrey Ross are delighted to market this incredibly presented five bedroom house on the ever popular Pencisely Road in Llandaff. Ideally located minutes away from Victoria Park and the amenities of Pontcanna this is a perfect family home that has been refurbished to a high standard. The property briefly comprises of entrance hallway with original tiled flooring, large living room with bay fronted windows and a working fire place, dining room, modern fitted kitchen with integrated appliances, separate utility with access to the rear garden, second living room to the rear of the property opening out to the rear garden which further comprises of rear access, outside toilet and basement. The upper floors of the property further benefit from five large double bedrooms, one of the which being the master with bay fronted windows overlooking Pencisely Road and Palace Road, family bathroom with bath and shower over head, separate W/C and a second family bathroom with separate walk in shower and bath finished to a very high spec offering views over Canton. The property is offered UNFURNISHED and a floor plan is available.

EPC Rating: C

Council Tax Band: G

A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.

### PROPERTY SPECIALIST

**Mr Ryan Evans**

[ryan@jeffreycross.co.uk](mailto:ryan@jeffreycross.co.uk)

Administrator










### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



































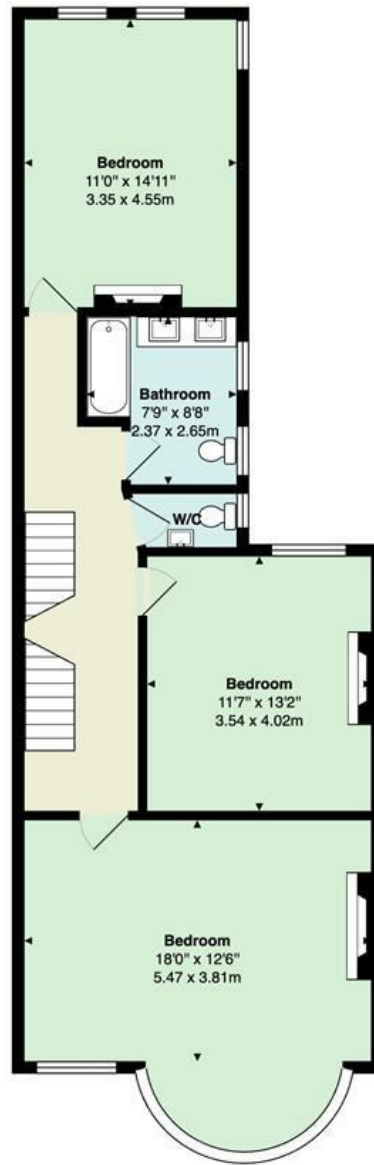


Comments by Mr Ryan Evans





Ground Floor



First Floor



Second Floor

Pencisely Road

Total Area: 2348 ft² ... 218.2 m²

All measurements are approximate and for display purposes only



[www.jeffreyross.co.uk](http://www.jeffreyross.co.uk)

Jeffrey Ross